

Filed for Record in  
Brazos County

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/3/2011

Date: Apr 11, 2017 at 04:08:07

**Grantor(s)/Mortgagor(s):**  
ANDREW JAMES PHOENIX, JR. AND TERRIE  
L PHOENIX, HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. MERS IS A SEPARATE  
CORPORATION THAT IS ACTING SOLELY AS  
A NOMINEE FOR AMERICA'S CHOICE HOME  
LOANS LP

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.  
Amount 2.00  
Receipt Number - 599954  
By:  
Amber Boehlman

**Recorded in:**  
**Volume:** 10073  
**Page:** 44  
**Instrument No:** 2011-1086203

**Property County:**  
BRAZOS

**Mortgage Servicer:**  
Bank of America, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** TRACT ONE: LOT ONE-R (1R), BLOCK ONE (1), OF BERNADINE ESTATES FIRST  
INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN  
VOLUME 472, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. TRACT TWO: TRACT  
'A-2'-R, BLOCK ONE (1), BERNADINE ESTATES FIRST INSTALLMENT, CITY OF COLLEGE STATION,  
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 472, PAGE 649 OF THE DEED RECORDS OF  
BRAZOS COUNTY, TEXAS.

**Date of Sale:** 5/2/2017

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY  
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE  
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF  
THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of  
the armed forces of the United States. If you  
are or your spouse is serving on active military  
duty, including active military duty as a  
member of the Texas National Guard or the  
National Guard of another state or as a  
member of a reserve component of the armed  
forces of the United States, please send  
written notice of the active duty military  
service to the sender of this notice  
immediately.



Pete Florez, Zachary Florez, Bobby Brown  
or Cole D. Patton  
or Denny Tedrow  
McCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-14-22187-FC  
**Loan Type:** VA

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/2/2004

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC ACTING SOLELY AS  
NOMINEE FOR SEBRING CAPITAL  
PARTNERS, LIMITED PARTNERSHIP

**Recorded in:**  
**Volume:** 6285  
**Page:** 178  
**Instrument No:** 00868769

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
ELI SWEED AND SPOUSE, GLENDA SWEED

**Current Beneficiary/Mortgagee:**  
U.S. Bank, N.A., successor trustee to LaSalle Bank  
National Association, on behalf of the holders of  
Bear Stearns Asset Backed Securities I Trust 2005-  
HE1, Asset-Backed Certificates, Series 2005-HE1

**Property County:**  
BRAZOS

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr., Salt Lake City, UT  
84119

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

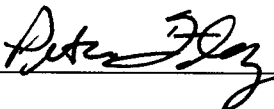
**Date of Sale:** 5/2/2017

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY  
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE  
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF  
THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of  
the armed forces of the United States. If you  
are or your spouse is serving on active military  
duty, including active military duty as a  
member of the Texas National Guard or the  
National Guard of another state or as a  
member of a reserve component of the armed  
forces of the United States, please send  
written notice of the active duty military  
service to the sender of this notice  
immediately.

  
Pete Florez, Zachary Florez, Ilando Rosas, Bobby  
Brown  
or Cole D. Patton  
or Denny Tedrow  
MC CARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-10-10466-CM  
**Loan Type:** Conventional Residential

EXHIBIT "A"

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being a part of Lot 22, Block 2 of WOODSON HEIGHTS according to the Plat recorded in Volume 189, Page 457, Deed Records, Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod at the north common corner of Lots 22 and 23;

THENCE: S 89° 05' 03" E - 70.00 feet along the north line of said Lot 22 to a metal fence post found for corner;

THENCE: S 0° 19' 00" W - 133.41 feet along the common line between Lots 21 and 22 to a 1/2" iron rod found for corner, same being in the north line of William Joel Bryan Parkway;

THENCE: N 87° 47' 00" W - 70.00 feet along said William Joel Bryan Parkway line to a 1/2" iron rod found for corner, same being in said common line between Lots 22 and 23;

THENCE: N 0° 19' 00" W - 131.61 feet along said common line between Lots 22 and 23 to the PLACE OF BEGINNING; and containing 0.21 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on June 3, 1992.

CITIMORTGAGE, INC. (CMI)  
POPE, CATHERINE  
414 WEST 18TH STREET, BRYAN, TX 77803

FHA 5121842534703  
Firm File Number: 17-027171

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 17, 2015, CATHERINE POPE, SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OAK MORTGAGE GROUP, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 01228035 Volume 12636, Page 257, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 2, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Brazos county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT ONE R (1R), BLOCK ONE HUNDRED SIXTY-SEVEN (167), CITY OF BRYAN, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 11055, PAGE 99 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 414 WEST 18TH STREET  
BRYAN, TX 77803  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

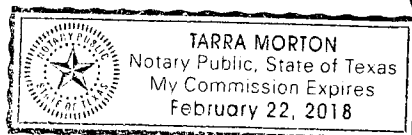
  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

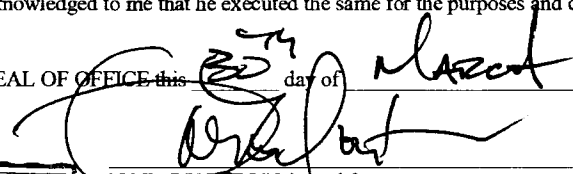
THE STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PETE FLOREZ, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of MAY



  
\_\_\_\_\_  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
My commission expires: 02/22/2018  
Type or Print Name of Notary: TARRA MORTON

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/29/1998

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

**Recorded in:**  
**Volume:** 03175  
**Page:** 00262  
**Instrument No:** 0659781

**Grantor(s)/Mortgagor(s):**  
EDWIN THOMPSON AND WIFE, TRACEY  
THOMPSON

**Current Beneficiary/Mortgagee:**  
HSBC Bank USA, National Association as Trustee  
for Structured Asset Securities Corporation,  
Mortgage Pass-Through Certificates, Series 2004-  
SC1

**Property County:**  
BRAZOS

**Mortgage Servicer:**  
Nationstar Mortgage, LLC is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd., Coppel, TX 75019

**Legal Description:** ALL OF LOT NUMBER SIXTEEN (16), LEACREST ADDITION, SECTION THREE,  
AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 244, PAGE 122 OF THE DEED RECORDS OF BRAZOS  
COUNTY, TEXAS.

**Date of Sale:** 5/2/2017

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY  
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE  
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF  
THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of  
the armed forces of the United States. If you  
are or your spouse is serving on active military  
duty, including active military duty as a  
member of the Texas National Guard or the  
National Guard of another state or as a  
member of a reserve component of the armed  
forces of the United States, please send  
written notice of the active duty military  
service to the sender of this notice  
immediately.



Pete Florez, Zachary Florez, Orlando Rosas, Bobby  
Brown  
or Cole D. Patton  
or Denny Tedrow  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-11-13696-CM  
**Loan Type:** Conventional Residential

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2009 and recorded in Document VOLUME 9092, PAGE 197 real property records of BRAZOS County, Texas, with ROBERT SANCHEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$93,279.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

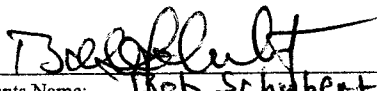
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING  
4425 PONCE DE LEON BLVD 5TH FLOOR  
CORAL GABLES, FL 33146

  
\_\_\_\_\_  
BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 02/27/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

  
\_\_\_\_\_  
Declarants Name: Bob Schubert  
Date: 2/27/17



NOS00000005425707

**EXHIBIT "A"**

ALL OF THOSE CERTAIN TWO PARCELS OF LAND LYING WITHIN THE ZENO PHILLIPS LEAGUS, BRAZOS COUNTY, TEXAS, TRACT ONE BEING A PORTION OF LOT 1, CACHE COVE, AN ADDITION TO THE CITY OF BRYAN ACCORDING TO THE PLAT RECORDED IN VOLUME 360, PAGE 381, DEED RECORDS OF SAID COUNTY AND A PORTION OF BLOCK "M", CAVITT'S WOODLAND HEIGHTS, AN ADDITION TO SAID CITY, ACCORDING TO THE PLAT RECORDED IN VOLUME 91, PAGE 588, DEED RECORDS OF SAID COUNTY, TRACT TWO BEING AN UNDIVIDED 1/2 INTEREST IN A PORTION OF SAID LOT 1 AND BEING THAT SAME PATRICK MUNOZ AND WIFE KIMBERLY R. RICHTER PARCELS OF LAND RECORDED IN VOLUME 4390, PAGE 161, OFFICIAL RECORDS OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

## TRACT ONE:

BEGINNING AT A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S, NO. 4502, FOR THE NORTHWESTERLY CORNER OF LOT 1, MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 50' WIDE WOODLAND DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 50' CACHE COVE;

THENCE N 86° 20' 24" E ALONG SAID CACHE COVE LINE FOR THE BASIS OF BEARINGS OF THIS SURVEY AS CITED PER SAID CACHE COVE PLAT, A DISTANCE OF 134.90 FEET TO A FOUND CHISELED "X" IN CONCRETE DRIVEWAY;

THENCE ACROSS SAID LOT 1, THE FOLLOWING CALLS:

S 04° 15' 55" E ALONG THE COMMON WALL AND THE EXTENSION THEREOF THE GARAGE OF A TWO-STORY HOMEPLEX, A DISTANCE OF 38.96';

S 85° 44' 05" W ALONG SAID COMMON WALL, A DISTANCE OF 0.70';

S 04° 15' 55" E, A DISTANCE OF 3.40';

S 85° 44' 05" W, A DISTANCE OF 11.30';

S 04° 15' 55" E, A DISTANCE OF 5.60';

S 85° 44' 05" W, A DISTANCE OF 3.67';

S 04° 15' 55" E ALONG THE COMMON WALL AND THE EXTENSION THEREOF SAID TWO-STORY HOMEPLEX, A DISTANCE OF 56.34' TO THE SOUTHERLY LINE OF SAID LOT 1, IN THE CENTERLINE OF A CREEK, FROM WHICH A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S, NO. 4502, BEARS S 89° 05' 06" E, ALONG SAID LOT 1 LINE, A DISTANCE OF 0.97';

THENCE N 89° 05' 06" W ALONG SAID LOT 1 LINE AND CENTERLINE OF SAID CREEK, A DISTANCE OF 24.52' TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S, NO. 4502, FOR THE MOST SOUTHERLY WESTERLY CORNER OF LOT 1 AND CONER WITH THE NORTHERLY LINE OF THE LISA FRENCH PARCEL RECORDED IN VOLUME 5495, PAGE 24, OFFICIAL RECORDS OF SAID COUNTY;

THENCE N 86° 20' 31" W ACROSS PART OF SAID BLOCK "M", A DISTANCE OF 99.46' TO A FOUND CHISELED "X" IN CONCRETE STORM SEWER FOR THE MOST WESTERLY CORNER WITH SAID FRENCH PARCEL, MARKING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOODLAND DRIVE;

THENCE N 01° 54' 00" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.287 OF AN ACRE OF LAND, MORE OR LESS, SAVE AND EXCEPT AN UNDIVIDED 1/2 INTEREST IN THE FOLLOWING DESCRIBED TRACT TWO;

## TRACT TWO:

COMMENCING AT A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 4205,

FOR THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE N 86° 20' 24" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CACHE COVE, A DISTANCE OF 117.90 FEET TO THE POINT OF BEGINNING;

THENCE N 86° 20' 24" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.00;

THENCE THROUGH PART OF LOT 1, FOR THE FOLLOWING CALLS:

S 04° 15' 55" E, A DISTANCE OF 48.09';

S 85° 44' 05" W, A DISTANCE OF 5.00';

N 04° 15' 55" W, A DISTANCE OF 48.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.006 OF AN ACRE OF LAND MORE OR LESS.



NOS00000005425707



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 16, 2012 and recorded in Document VOLUME 10624, PAGE 153 real property records of BRAZOS County, Texas, with CAMERON WADE BULAK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CAMERON WADE BULAK, securing the payment of the indebtednesses in the original principal amount of \$76,997.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

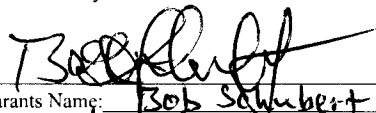
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

 For:  
KRISTOPHER HOLUB, PATRICK ZWIERG, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, EVAN PRESS,  
AMY BOWMAN, RENEE THOMAS, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, OR IAN MOSER  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting  
My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 2/27/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the  
BRAZOS County courthouse this notice of sale.

  
Declarants Name: Bob Schubert  
Date: 2/27/17



NOS00000006602080

EXHIBIT "A"

LOTS SIXTY SEVEN (67) AND SIXTY-EIGHT (68), HOLLOW HEIGHTS, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF  
RECORDED IN VOLUME 302, PAGE 85 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000006602080

4338 SPRING GARDEN DR  
COLLEGE STATION, TX 77845

00000006658959

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

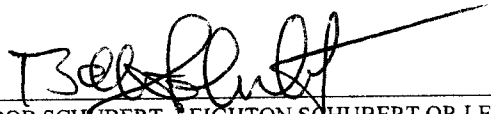
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 01, 2007 and recorded in Document CLERK'S FILE NO. 00980842; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2016-1266711 real property records of BRAZOS County, Texas, with JOHN MARMOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN MARMOR, securing the payment of the indebtednesses in the original principal amount of \$103,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

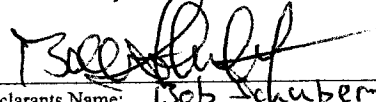
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.  
14523 SW MILLIKAN WAY SUITE 200  
BEAVERTON, OR 97005

  
BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 03/13/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

  
Declarant's Name: Bob Schubert  
Date: 03/13/17



NOS00000006658959

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT NINETEEN (19), BLOCK TWO (2), SPRING CREEK GARDENS SUBDIVISION-PHASE 2, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 7402, PAGE 119, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000006658959

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 07/25/2005  
**Grantor(s):** RUDY BENAVIDES AND EVELYN J. BENAVIDES, AS HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$43,920.00  
**Recording Information:** Book 6892 Page 193 Instrument 00902345  
**Property County:** Brazos  
**Property:** LOT NINE (9), A.R. NICHOLS SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 151, PAGE 331 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 307 TATUM STREET, BRYAN, TX 77803

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of May, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF [SUBSTITUTE] TRUSTEE’S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: May 02, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 22, 2002 and recorded in Document CLERK'S FILE NO. 00783810 real property records of BRAZOS County, Texas, with CESAR RUIZ AND JENNIFER MICHELLE RUIZ, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CESAR RUIZ AND JENNIFER MICHELLE RUIZ, securing the payment of the indebtednesses in the original principal amount of \$58,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

Bob Schubert For:  
KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, EVAN PRESS,  
AMY BOWMAN, RENEE THOMAS, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, OR IAN MOSER  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting  
My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 3/27/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the  
BRAZOS County courthouse this notice of sale.

Bob Schubert  
Declarants Name: Bob Schubert  
Date: 3/27/17



NOS00000006477434

**EXHIBIT "A"**

LOT FIFTEEN (15), BLOCK "G", CAVITT'S HILLCREST ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF  
RECORDED IN VOLUME 36, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000006477434

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** 2017 at 04:10P

As a  
Postings Real Estate Notice

**DEED OF TRUST INFORMATION:**

<b>Date:</b>	04/21/2006	<b>Amount:</b>	2.00
<b>Grantor(s):</b>	AUNDRA FORD	<b>Receipt Number -</b>	598725
<b>Original Mortgagee:</b>	ARGENT MORTGAGE COMPANY, LLC	<b>By:</b>	
<b>Original Principal:</b>	\$84,900.00	<b>Amber Moehman</b>	
<b>Recording Information:</b>	Book 7274 Page 173 Instrument 00923881		
<b>Property County:</b>	Brazos		
<b>Property:</b>	LOT FORTY-FOUR (44), BLOCK "C", SHADOWOOD SUBDIVISION PHASE 1, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 575, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS		
<b>Reported Address:</b>	1001 SHADOWOOD DR., BRYAN, TX 77803		

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1

**Mortgage Servicer:** Ocwen Loan Servicing, LLC

**Current Beneficiary:** Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1

**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of May, 2017

**Time of Sale:** 11:00AM or within three hours thereafter.

**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

**Substitute Trustee(s):** Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.





On: Mar 27, 2017 at 04:15P

As a  
Posting Real Estate Notice

## NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIFTEEN (15), THE GLADE, SECTION ELEVEN, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 590, PAGE 267 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/01/1992 and recorded in Book 1462 Page 331 Document 486584 real property records of Brazos County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/02/2017

Time: 11:00 AM

Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by DAVID R. HOVORK AND AMY HOVORAK, provides that it secures the payment of the indebtedness in the original principal amount of \$63,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ditech Financial, LLC f/k/a Green Tree Servicing, LLC is the current mortgagee of the note and deed of trust and DITECH FINANCIAL LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ditech Financial, LLC f/k/a Green Tree Servicing, LLC c/o DITECH FINANCIAL LLC, 3000 Bayport Drive, Suite 880, Tampa, FL 33607 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



PETE FLOREZ, SHERYL LAMONT, HARRIETT  
FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON  
ST. PIERRE OR ALLAN JOHNSTON  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Pete Florez Certificate of Posting  
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under  
penalty of perjury that on 3-27-17 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and  
caused it to be posted at the location directed by the Brazos County Commissioners Court.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien, dated June 11, 2001 and recorded in Document VOLUME 04190, PAGE 00220 real property records of BRAZOS County, Texas, with DANIEL STERLING AND HOLLY STERLING, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL STERLING AND HOLLY STERLING, securing the payment of the indebtednesses in the original principal amount of \$43,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

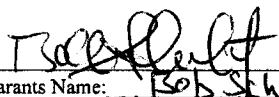
c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

  
BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 04/10/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

  
Declarant's Name: Bob Schubert  
Date: 04/10/17



NOS00000006699151

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT, PART OR PARCEL OF LAND SITUATED IN BRAZOS COUNTY, TEXAS, AND KNOWN AS BEING LOT TWELVE (12), BLOCK ONE (1), SHERWOOD HEIGHTS, SECTION 2, AN ADDITION IN BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 361, PAGE 237, DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000006699151

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 16, 2014 and recorded in Document CLERK'S FILE NO. 01181923 real property records of BRAZOS County, Texas, with TIFFANY LYNN EVANS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIFFANY LYNN EVANS, securing the payment of the indebtednesses in the original principal amount of \$129,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

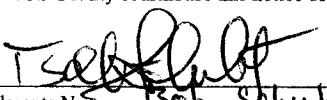
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

  
\_\_\_\_\_  
BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting  
My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 04/10/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

  
\_\_\_\_\_  
Declarant's Name: Bob Schubert  
Date: 04/10/17



NOS00000006701163

**EXHIBIT "A"**

LOT SEVENTEEN (17), BLOCK ONE (1), SYMPHONY PARK SUBDIVISION, PHASE ONE, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5044, PAGE 159 OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.



NOS00000006701163

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** 2017 at 12:44

As a  
Posting Real Estate Notice

**DEED OF TRUST INFORMATION:**

**Date:** 12/19/2008  
**Grantor(s):** VLADIMIR JOSEPH PODEST II AND STACI M PODEST, HUSBAND AND WIFE  
**Original Mortgagee:** EDWARD JONES MORTGAGE, LLC  
**Original Principal:** \$162,000.00  
**Recording Information:** Book 8908 Page 114 Instrument 01016925  
**Property County:** Brazos  
**Property:** LOT FIFTY-SIX (56), BLOCK FIVE (5), ALEXANDRIA SUBDIVISION PHASE FIVE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5063, PAGE 140 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1105 COEBURN COURT, COLLEGE STATION, TX 77845

Receipt Number: 590738  
By:  
Amber Hochman

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of May, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

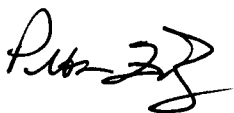
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



2017 Apr 10 10:17 AM

As a  
Recording Fee: \$12.00

Amount: \$1.00

Reference Number: 10720

Arden Boehman

C&S No. 44-16-3967 / VA / No  
Freedom Mortgage Corporation

### NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: May 26, 2012

**Grantor(s):** Derek Lamont Soles and Anna Maria Young-Soles, husband and wife

**Original Trustee:** Network National Title, Inc.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

**Recording Information:** Vol. 10720, Page 141, or Clerk's File No. 01122531, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

LOT 20, BLOCK 7, OF MEADOWCREEK SUBDIVISION PHASE 4A, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9491, PAGE 126, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**Date of Sale:** 05/02/2017 Earliest Time Sale Will Begin: 11:00 AM

### APPOINTMENT OF SUBSTITUTE TRUSTEE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**


The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 6th day of April, 2017.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
\_\_\_\_\_  
Nicole M. Bartee, Attorney at Law  
Codilis & Stawiariski, P.C.  
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060  
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 6th day of April, 2017.

  
\_\_\_\_\_  
Notary Public  
Signature

C&S No. 44-16-3967 / VA / No  
Freedom Mortgage Corporation

